

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE

TOWN OF GREENSBORO

PO Box 119, Greensboro, VT 05841

(802) 533-2640 Fax (802) 533-2191

zoning@greenborovt.gov

FOR ADMINISTRATIVE USE ONLY

Application Number: 2024-036 Tax Map Number

Zoning District Greensboro Village District

Date Application Received 9/19/2024 Fee Paid \$ 0

Reason for Seeking Conditional Use Permit or Variance:

cannot meet setback to right-of-way parking lot

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the Town of Greensboro according to the attached fee schedule.

Applicant(s):

Name(s): Caspian Critters 4-H Club

Mailing Address: 632 Barr Hill Rd. Greensboro

Telephone(s) Home: 533-9892 Work: Cell: 224-6531

E-Mail: heatherlumsden@hotmail.com

Landowner(s) (if different from applicant(s)):

Name(s): Town

Mailing Address:

Telephone(s) Home: Work: Cell:

E-Mail:

Physical Location of Property (911 address):

Park across from Willey's Store

Type of Permit:

Conditional Use Variance

Other Permits Which May Be Necessary:

State Septic Permits - required prior to approval

State Potable Water Supply Permits - required prior to approval

All utilities and DigSafe approval

Curb Cut - requires a separate application - necessary if a new driveway must be installed.

[] Applied (date) [X] Not required

Property Description:

Acreage in lot .3

(Please Note: If your property is enrolled in the Current Use Program, your conditional use or variance application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Feet of Road Frontage N/A

Project Setbacks: Front 88' (to center of road)
Right side 42'
Lakeshore N/A

Left Side 45'
Rear 63'
Other _____

Dimensions of Proposed and Existing Buildings:

Existing: N/A

Length _____ No. of Stories _____
Width _____
Height _____

Proposed:

Length 12 ft No. of Stories 1
Width 12 ft
Height 12 ft

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: _____

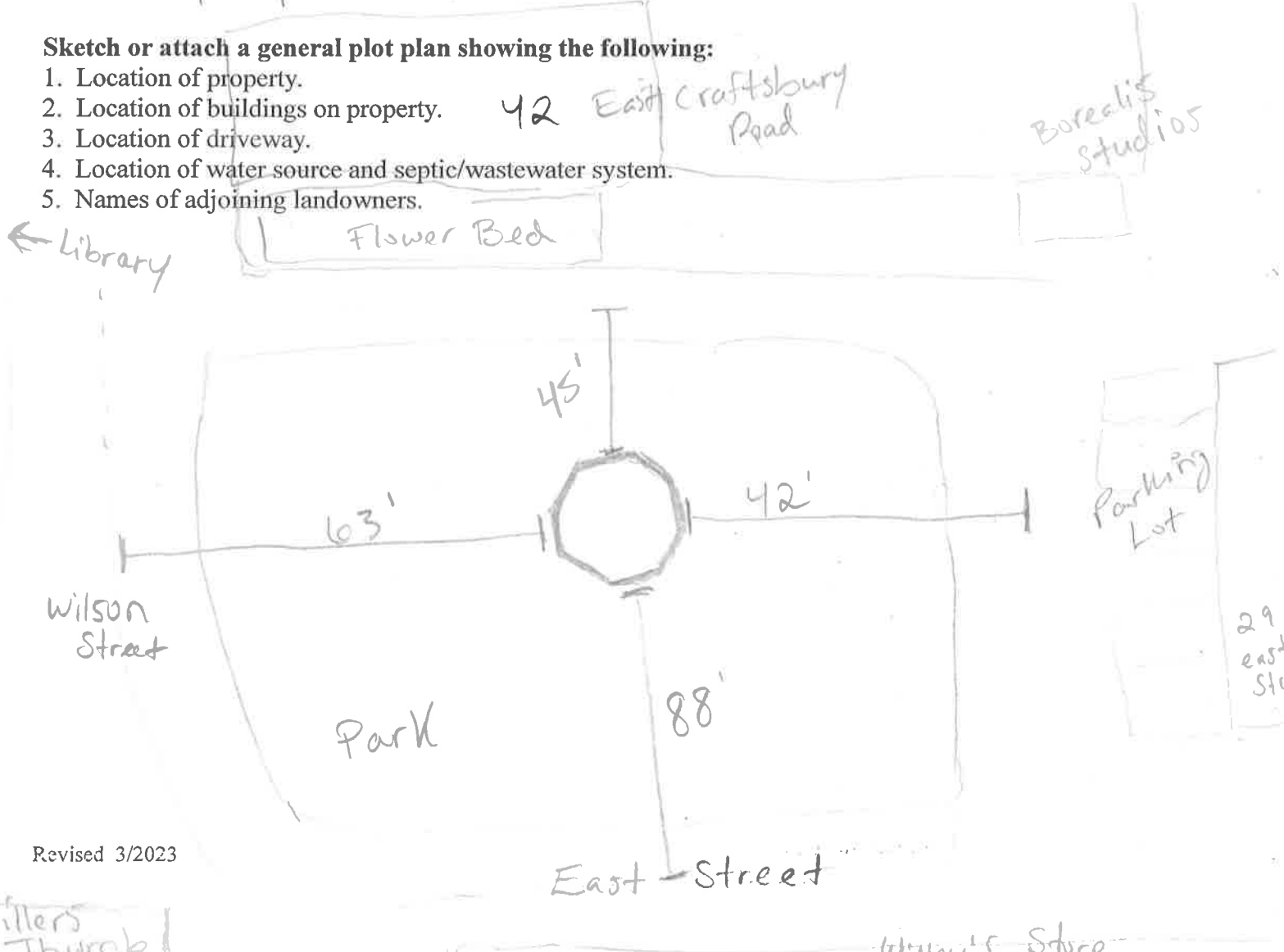
Total Habitable Floor Area is defined in the Greensboro Zoning Ordinances as "The floor area of rooms in a dwelling unit used for bedrooms, living room, dining room, kitchen, and bathroom. Excludes porches and decks."

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") Bare land

Proposed use and occupancy. (Write whether it will be seasonal or full year. If you decide to change the use of your property later you may need another permit.)
Full year = public use of covered structure.

Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of water source and septic/wastewater system.
5. Names of adjoining landowners.



Variance Criteria:

"The DRB may grant a variance and render a decision in favor of the appellant only if all of the following facts are found, and findings are specified in its written decision.

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 37 & 38 of the Greensboro Zoning By-Law).

At your DRB hearing, you will be asked to present your proposal. Please be prepared to explain why your project should be granted a variance.

Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

Construction may not be started until 15 days from the date of approval on this permit.

Signature of Applicant(s) Heather Juch Date 9/16/24

Signature of Landowner(s) _____ Date _____

Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802) 751-0127.

FOR ADMINISTRATIVE USE ONLY	
{ } Approved { } Denied	<input checked="" type="checkbox"/> Referred to the Development Review Board
Date <u>9.23.2024</u>	Signature <u>[Signature]</u>
Remarks and/or Conditions: _____	
Date of Approval or Denial by Development Review Board: _____	
Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: _____ (Date)	
Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): _____ (Date)	



Plans Design® 12' Octagon Gazebo Plans

Design 10112



Features:

- ▶ 12' diameter floor
- ▶ 12' overall height
- ▶ 8'-4" wall height
- ▶ 48" $\frac{1}{2}$ " wide entering
- ▶ Classic style

Plans Include:

- ▶ Complete list materials
- ▶ Step-by-step instructions
- ▶ Cutting lists
- ▶ Detail drawings
- ▶ Safety and helpful hints

Plan Design: A quality set of plans come with every detail you need to complete your project with a limited amount of time, money and tools for any level skill of builders.

1. to that complication, there's the challenge of a huge, disruptive building process on a site that has to be functional day to day for the road crew. For these reasons, building on the current lot could end up being the most expensive and least desirable option.

Faced with this, the group looked at the fire station lot as a site for the new town garage (the building only). The sand pile, salt shed, and outside storage of equipment and supplies would remain at the current location. There could be substantial savings by not tearing down as many buildings and from possibly sharing fire station infrastructure.

Gary suggested the Board ask residents what they think about this idea.

OTHER BUSINESS

1. **Caspian Critters 4H gazebo project – Laura Hill.** While \$7k in ARPA funds have already been approved by the Selectboard to install a gazebo at the town park, Laura requested Board approval to move forward with the project. Gary asked whether permanent seating and solid walls will be part of the project, features the Craftsbury Common gazebo has. Laura said she believed seating would be part of the project. Eric made the following motion:

The Board approves installing a gazebo at the town park, and an application may be submitted to the Zoning Administrator.

Gary seconded the motion which carried unanimously.

2. **Selectboard rules of procedure.** Peter asked Board members to review the Selectboard rules of procedure. He'd like to see the Board 'improve its game' and has some changes to the document in mind. He said others may also have changes to propose, and a discussion will be held next month. After discussion, Gary made the following motion:

All town policies and ordinances will be put on the town website, where both the Selectboard and public can be made aware of and have easy access to them. Town policies and ordinances include the Selectboard Rules of Procedure, ATV Ordinance, Personnel Policy, Drug & Alcohol Policy for Commercial Motor Vehicle Operators, Purchasing Policy, Investment Policy, and the Conflict of Interest Policy.

Peter seconded the motion, which did not carry (G.C., D.K. in favor; E.C., P.R., E.H. abstained).

EXECUTIVE SESSION

Peter made the following motion:

The Board will enter executive session at 8:50 PM to discuss a contract.

Eric seconded the motion which carried unanimously.

The Board left executive session at 9:03 PM. Peter made the following motion:

The Board appoints Gary to be a driveway plowing liaison.

Dave seconded the motion which carried (P.R., D.K., E.H., E.C. in favor, G.C. opposed). Gary declined the appointment.

ADJOURNMENT

The meeting was unanimously adjourned at 9:05 PM.

Respectfully Submitted: Josh Karp, Selectboard Clerk

AMENDED 6/15/23 J.K.

